150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

BEACH DRIVE JUST LISTED

For those who appreciate gracious reception rooms, this is the house. Lovely living room, large dining room and comfortable den, each with fireplace; 3 excellent bedrooms on main floor. Beautiful oak floors throughout. Modern kitchen plumbed for washer and dryer. Large 4th bedroom upstairs. Full basement contains spacious recreation room and extra toilet. Recent Timken furnace gives very economical oil-fired, HW heating. Attractive location near the sea. Well-stocked garden contains permanent sprinkler system. Black-top driveways.
Full price ... $26,750
Contact R. J. Leverton at EV 5-7707 anytime for inspection. Exclusive Listing.

FAMILY HOME SOUTH OAK BAY

This is a large, older home on 2 lots, giving a ground area of 118'x120'. There are 4 bedrooms, living room, dining room and den together with a large kitchen and full basement. Automatic oil heat and electric hot water. If you are interested in a good family home this is worth investigating. Full price ... $15,750
For further information contact R. L. Stiles, EV 5-7707 anytime.

DRIVE BY 3915 ROWLEY

Attractive 1,200 sq. ft., three-year-old 6-room stucco home in beautiful Cadboro Bay, close to Hobbs School and new kindergarten. Thru hall, large "L"-shaped dining room with fireplace. Smart electric kitchen with dining space. 3 good bedrooms. Hardwood floors throughout. Full basement. Drive in garage. Easy garden. Please do not disturb the occupants. $4,500 will handle at the full price of ... $15,400
Exclusive with Hal Wright, Call EV 5-7707 anytime.

$ FAMILY SPECIAL $

Very attractive 4-bedroom stucco home in choice location. Thru hall, large living room with fireplace, family-sized dining room, bright electric kitchen with dining space, two good bedrooms. 4-piece bathroom on main floor, plus two more bedrooms and 2-piece bathroom upstairs. Full basement with finished rumpus room. Oil heat. Easy garden. Separate garage. A really wonderful family home in immaculate condition. Early possession. Full price (good terms) ... $14,700
Exclusive with Hal Wright, Call EV 5-7707 anytime.

FAIRFIELD-BEACH DRIVE 3 BEDROOMS PLUS ONE ACRE

Truly a delightful family home with large, bright reception hall, gracious living and dining rooms, den with fireplace, full cabinet electric kitchen and powder room. Principal and secondary staircases serve 4 twin-sized and one single bedrooms and 2 bathrooms up, with attic over. Full cement basement with Williams auto oil heat. Double drive-in garage, etc, etc. Excellent blacktop drive with ample turn and parking space. Opportunities to acquire a residence of this character are rare at this full price ... $29,500
For further details and appointment to view, please call R. Reynolds, EV 5-7707 anytime.

IN A HURRY? MOVE MONDAY! 1512 DAVIE STREET

Is available for immediate occupancy. This substantial-looking bungalow (1,400 sq. ft.) gives each room spaciousness you can't find except in these solid, pre-war quality homes. Generous entry hall to spacious living room 17'x19'. Granite fireplace with book shelves. Separate guest dining room 11'x12'. Good quality oak floors. Real family kitchen, separate nook. Two bedrooms. Full concrete basement. Williams' low-pressure HA heating plant. Why not live on this paved street with sidewalks, curb and gutter, street lighting? All included in low taxes. Full price ... $11,550
Can be handled with $3,000 down. Call D. Whyte, EV 5-7707 anytime.

PANORAMIC VIEWS ROCKLAND SLOPE

This modern, immaculate home has a large living room with fireplace, dining room, 3 spacious bedrooms with large closets, modern electric kitchen with fan and snack bar, 5-pc bathroom on the main floor. On the ground level there is a complete "in-law" suite, consisting of a bedroom, large living room with built-in bed, 4-piece bathroom and a modern electric kitchen. Also a roughed-in rumpus room with fireplace. Wired to accommodate washer, dryer, etc. Separate 2-car garage with concrete driveway. This is a truly fine home designed for gracious living. Full price with terms ... $25,950
For further information please call W. G. Curtis, EV 5-7707 anytime.

MEARS & WHYTE OAK BAY REALTY LTD.
3188 OAK BAY AVE.

$1000 BUYS

YOU CAN'T AFFORD NOT TO BET THIS SMART HOME BEFORE YOU DECIDE WHAT TO BUY! Comfortable living room, A BEAUTIFUL, ROOMY CABINET ELECTRIC KITCHEN FEATURING "KNOTTY PINE AND COPPER" PANELLING, SMART BATHROOM, 2 VERY GOOD BEDROOMS, LARGE UTILITY ON THE MAIN FLOOR, storage space, oil heat, stucco exterior, Duroid roof, good lot, bus at door. Asking only ... $9500
For further information please call JOHN ROWTON, EV 5-6741, Northwestern Securities of Victoria Ltd.

ROCKLAND AVENUE

For the discriminating buyer who appreciates excellent workmanship and materials this beautiful new 6-room home will really appeal. Slate entrance hall, 2-piece bathroom off master bedroom and many other extras. Full price with terms only ... $21,000
Eves. EV 4-5884.

Bayne & Toder Agencies
946 Fort St. EV 2-1121

BETTER

Than no down payment on your lot—on our lot X down payment.

Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.

KASAFI CONSTR. CO. LTD.
EV 5-5614

$1,300 DOWN
Large older-type family home of 6 rooms in the Gorge-Burnside area. Electric kitchen, O-O-M heat. School and playground next block. Clean property. Full price only $8,400. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

LOCATION CHARM QUALITY

Modern as tomorrow, this new bungalow on Rockland Avenue is a sensational offering. Through hall plan, 3 bedrooms, stair well to high basement with unfinished rumpus room and private access from street. Deep, treed lot with landscaping done. Taxes only $238. $4,500 or less will handle ... $15,500
Call Mr. Simpson, EV 4-8124; Res. EV 5-7369

HALF AN ACRE

Suburban charm, in cultivated and natural grounds, surrounds this pleasingly different bungalow. Large, practical kitchen, wired for range and plumbed for washer, with dining area. Off this, there is a panelled study or seista room with built-in desk. DR opens onto patio an back garden, which runs back into the forest. Tiled FP in 21x15 LR. Pembroke bathroom and two bedrooms with daylight cupboards. Concrete bsmt with elec copper HW tank, connected to auto oil furnace for economy. WHY NOT RETIRE HERE? ... $15,500
Mr. Love, EV 4-8124; Res, EV 4-6056.

WATERFRONT

4-year-old stucco bungalow. Large living room, dining room, kitchen and breakfast nook. All view windows. Two twin-size bedrooms. Large rumpus room with FP. Kitchenette, shower and toilet. Bathroom has vanity and swing mirrors. Full high basement. Oil-O-Matic hot water heat, electric domestic HW, ample closets, attached garage with breezeway, beautifully landscaped lot 100x145, fruit trees, heavy reinforced cement retaining wall. Beautiful beach. Taxes only $126.
OWNER WILL TRADE AS PART PAYMENT ON CITY APARTMENT BLOCK
Property valued at $25,000.
Full price today only ... $24,000
Jack Brown, EV 4-4976. Office EV 4-8124. Jack Middleton, GR 9-4327.

UPLANDS NEW LISTING AMONGST THE OAKS

This exceptional, well built, 9-roomed stucco home, situated on very large lot with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24, FP; small sunroom, most attractive, fully electric, perfect kitchen with maid's room; 3 full-size bedrooms; rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients. It will pay you to make an appointment to see this lovely home. Contract Mr. Hepburn, EV 3-7039, EV 4-8124 office.

RETIREMENT SPECIAL

A home for you. Situated among well-kept homes in a good district, convenient to all services including paved street and sewer. Originally built under NHA mortgage, this home has nice lines, no steps, good garden with young fruit trees. Inside is bright and cheerful, all one floor, featuring living room, dining area, wired, modern kitchen, 4-PP bath with vanity large utility FHA automatic oil heat. Three bedrooms or one could be den. Good garage. No hill to climb to the nearby stores. Terms half cash, bal $79 mo PIT.
Full price ... $13,500
Phone E. K. Lane, EV 4-8124; Res. EV 2-5592.

A BREATH OF SPRING

This cute little 5-room bungalow is in the 3-mile circle of town, Blenkinsop way. About 4 yrs old. Attractive living room with hardwood floors. Dining room, cabinet kitchen wired. Three-piece bath room. Utility with tubs. Duroid roof. No basement. Separate garage. Nice garden, lawn, oak trees. Terms, $2,375 down. Full price only ... $7900
W. Woodley, EV 4-8124; EV 4-3916 res.

$500 DOWN

CALL OUR NHA DEPARTMENT. We have available a 50' lot on Saanich Rd on sewer, on which we can build a 2-bedroom rancher for above down payment. Phone now for details. Ask for NHA department or eves. call Jack Middleton GR 9-4327.

$1000 DOWN
(OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price ... $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

COUNTRY DWELLERS

Will enjoy this lovely 2½-acre property, located about three miles from city centre, on busline. The home is an older spacious home with living room 24x15 with fireplace. Dining room, kitchen and three large bedrooms and bathroom. Hot air heating, small barn and chicken house.
Price ... $11,500
Please call Mr. Francis, EV 4-9335, Res. GR 9-4810.

OAK BAY

Very desirable stucco home, choice location, near bus, beach and shops. Living room with fireplace, dining room, kitchen, two bedrooms and bathroom; two additional bedrooms upstairs. Full bsmt, drive-in garage, new package oil heating. Compact garden lot with fruit trees. PRICE ... $12,950
Good terms. Exclusive listing.
Please call Mr. Francis, EV 4-9335 res. GR 9-4810.

IMMACULATE BUNGALOW

4 well-proportioned rooms and Pembroke bathrm, all in perfect condition. Full bsmt, garage and oil furnace; fine oak floors. Small, well-kept lawn. NHA mtge at 4½% ... $10,500
Please contact Mr. Humphries, EV 6-1649.
EXCLUSIVE AGENTS.

DEEP COVE

Choice 5 acres. Good, level land and modern 5-room bungalow, oak floors, fireplace, oil heat, copper tank, 2-car garage. This property is in first-class shape thruout.
A bargain at ... $12,600
Call Mr. Humphries, eves. EV 6-1649.
EXCLUSIVE AGENTS.

$13,750
By owner, 3-bedroom bungalow, 3 years old. L-shaped living-dining room. American-plan kitchen, utility room off kitchen; full basement, oil heat, carport and outside storage area. Corner lot, 130 and 90-foot frontages. Near bus, shopping and overlooking Colquitz Junior High School. Mortgage $8,800 at 5%—$70 per month, includes taxes. Cash to mortgage. Mr. Coleman, 3700 Casey Drive. GR 9-4442.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr Co Ltd Ph EV 5-5614.

NICE HOME PLUS 3 SUITES FOR revenue. $21,000. Fairfield. Owner. EV 3-4445.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

NUMBER 13 CITY YES – 13 SUITES 3 YEARS

This is going to be a very lucky number for someone who has substantial cash to invest. GOOD RETURNS ON YOUR INVESTMENT DOLLARS AND/OR A SOUND PENSION NOW OR IN THE FUTURE. This modern block is fully tenanted with steady semi-retired and professional business persons. Easy walking distance to city centre, parks and shops. Large living rooms, fully equipped electric kitchens. Automatic laundry with dryers. Enclosed carports for tenants. SUBSTANTIAL 5½% MORTGAGE WITH PAYMENTS INCLUDING PRINCIPAL AND INTEREST. Showing 8.5% net. Showing by appointment only. Ph. EV 2-7276 anytime. Ask for H. Forrest.

NHA NHA ESQUIMALT $2250 DOWN

SIX-ROOM stucco, full basement, oil heating, ready June 15. ... $13,750
Ken Sturgeon, EV 2-7276, GR 7-1580.

HIGH – DRY CITY BORDER

FIVE ROOMS, full basement, drive-in garage. This charming white stucco bungalow in a setting of mature shrubs and flowers affords a large bright living room with hardwood floor and fireplace, separate dining room, 2 bedrooms, bright handy kitchen and bathroom. About 17 years old this home is really well constructed. Clear title. Taxes $145. Connected to sewer ... $9250
Ken Sturgeon, EV 2-7276, Res. GR 7-1580.

FURNISHED

Owner transferred, says sell my 5-ROOM STUCCO BUNGALOW, complete with or without furnishings. Combination living room, dining room, electric kitchen, 2 large bedrooms and bathrooms, OIL-O-MATIC HOT AIR HEATING PLANT in full basement. Landscaped lot 52'x208' in lawn and shrubs. Separate garage. Partial list of furnishings includes: FRIGIDAIRE ELECTRIC RANGE, AUTO WASHER, DINING ROOM TABLE, COLONIAL MAPLE DINETTE SUITE, 3-pce CHESTERFIELD SUITE, 4-pce BEDROOM SUITE, 3-pce BEDROOM SUITE, DRAPES, TABLES, CHAIRS, ETC. Terms arranged. $2,500 down will handle this attractive home.
Furnished price ... $12,500
Unfurnished ... $11,500
Call Mr. Ludlow, EV 2-7276 anytime.

CITY HIGH LOCATION

FIVE ROOMS, PLUS ONE FINISHED ROOM IN BASEMENT. Oil hot-water heated bungalow, all in spotless condition. 10 yrs old, one block from Hillside-Fairfield bus. Fully insulated, full basement and separate garage, stucco, Duroid roof. Nicely landscaped. Full price ... $12,600
Contact Harold Ware, EV 2-7276; res., EV 2-1461.

TUDOR 1 ACRE $16,500

A delightful spot, a delightful family home, a sensible price! Four bedrooms, double plumbing, spacious rooms include guest dining room and den or rec room with fireplace. Your children will be in a kiddies' paradise roaming the secluded woods, and yet property is close to schools, bus and shopping. Ten years young, oil HW heat. THIS IS WHAT YOU HAVE BEEN LOOKING FOR! Terms.
PHIL SIMPSON,
EV 2-7276, or res., EV 5-5542

$4700 CASH PLUS $20.00 MONTH

BUYS A 5-ROOM-PLUS HOUSE, RIGHT OFF COOK STREET ON BALMORAL ROAD, INCLUDING SOME FURNITURE.
Small, easy-to-keep lot. Three rooms and bath down, two rooms and bath up. This home is clean and ready to live in or rent. Mortgage to be assumed is approx $2,600. You can pay for less cash and pay higher monthly amount if you wish. Make offers to H. Forrest, phone EV 2-7276. Saturday aft and Sunday, EV 2-0274.

GONZALES 5 BEDROOMS SECLUSION

Beautifully remodelled older home surrounded by spacious grounds, close to all services, bus, schools, churches. All reception and bedrooms are really large. Completely modern kitchen with nook, cosy den, full basement with modern heating plant. Priced to sell at ... $29,500

GORDON HEAD PRO'S SPECIAL SECLUSION

Well designed modern bungalow in perfect condition inside and out. Delightful garden, patio, fish pools, etc. well kept orchard. Home contains large living room with fireplace, full dining room, 2 large bedrooms, modern electric kitchen with nook, utility room wired and plumbed for automatics, on main floor. Full basement with 26' den or rumpus room with fireplace, heated bedroom, and playroom, for table tennis, etc. 2-pce washroom, oil hot air furnace. This is really a home for a professional man and it is priced to sell fast at only ... $18,000
Please call Mr. Agar for an appointment to view these two really fine buys today.

JOHN BLAIR LTD., 620 View St.
EV 5-3742 anytime.

COLWOOD CRESCENT
ADJACENT TO EXTENSIVE FUTURE COMMERCIAL DEVELOPMENT. 4-RM BUNGALOW ON ¾ ACRE
All cleared and ready for planting. Garage, chicken house and additional buildings. An excellent opportunity to supplement your income from the sale of flowers, shrubs, etc. Owner's illness forces sale. Consider trade for small home in city.
Asking price ... $7500
Open to offers on price and down payment.
A. E. Seeber, EV 4-9305; res., EV 5-2875.

FINANCIAL SURVEY LTD.

FREE CAN OPENER
with this beautiful 4-bedroom, older-style home, among 1¼ acres of trees, roses and flowers, including tennis court, requiring new grass. Living room, separate dining room, kitchen, 3-piece bath, large rumpus in basement. 800 Lily, off High Quadra. Owner, GR 9-3447.

150 HOUSES FOR SALE

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

SIDE BY SIDE

Attractive white stucco, 2 self-contained suites, 4 rooms. Lge living rm, compact cab kitchen. 2 bedrms with baths. Two full bsmts with hot-water heating. Location is good. Excellent investment or home and revenue. Priced right. "terms" ... $13,800
P. G. Williams, res. EV 4-9637.

LIVE BY THE SEA
$2,500 DOWN
Attractive 5½-rm. ranch type bungalow, 7 yrs. old; 1,100 sq. ft., living room 21x15, fireplace; dining room 20x19. Sea view. Elec cab kit. 2 good-size bedrms. 4-pce Pem. bathrm. Full basement with rumpus rm and fireplace; O-O-M heating. ½ acre land nicely landscaped and fenced. Attached garage. This is a little dream home in spotless condition.
Full asking price ... $13,500
Stan Hyland, res. EV 3-3520.

THREE BEDROOMS

Spotlessly clean and exceptionally attractive, 6-year-old home in one of the better residential areas. Large living room, dinette, cab electric kitchen, utility, oil heat; no basement. Attractive NHA mortgage may be assumed.
Full price ... $12,750
N. A. Fraser, res. EV 5-2751

3225 CARMAN STREET

Drive by this attractive 3-bedrm modern bungalow. Full basement, oil heating. $3,500 cash to handle. Priced at ... $13,950

1540 ELFORD STREET

Convenient city location. Full basement, hot water heating. 3 large rooms. $3,500 cash to handle. Priced at ... $12,600
Phone M. E. Braithwaite, res. EV 2-7645.

SPECIAL

886 DARWIN. Drive by this 2-yr-old stucco bungalow. 3 bedrms, "L"-shaped liv and din rm cabinet kitchen, full basement, automatic oil heat. Drive-in garage. Special price ... $11,500
S. W. Anderson, res. EV 2-8917

QUICK POSSESSION

ATTRACTIVE 4-RM STUCCO BUNGALOW with attached garage. A clean, reasonably priced property situated on a well fenced corner lot. Suit retired couple or small family. No basement. Low taxes and low upkeep.
Asking price only ... $6950
Open to offers. Owners leaving Victoria. A. E. Seeber, Res. EV 5-2875.

VICTORIA
REALTY LTD.
1115 DOUGLAS ST.

TRY YOUR OFFER

2 bedrms, LR with fireplace, cabinet kitchen, stove included. Oil heat, attached garage ... $7950
K. Wright, EV 2-9145 or (eves.) EV 2-9409.

$2000!

And you get into a nice, new, 3-bedroom NHA home. Balance like rent, and it's situated in the city close to college and schools. Ready in 6 weeks. Call me now.
J. A. Dunick, EV 2-9145 or (eves.) GR 9-3395.

RUSTIC SETTING 2 BEDROOMS

I have a choice, well built 2-bedroom home located on quiet street in Lake Hill area, close to schools, shopping and transportation. This attractive home has inviting living room with fireplace, most appealing dining room and cabinet kitchen, 4-pce bath, full cement basement, oil heat, spare bedroom in basement. Owner transferred. Vic Wilson, EV 2-9145 or eves. GR 7-1178.

NEW $12,800

Delightful 3-bedrm home, half block to grade school. LR, DR, kit and nook. Full high daylight basement, Oil-O-Matic heat. Near good bus service and trees. See this before you buy. Low down payment. Please call R. O. Ney, EV 2-9145 or (eves), EV 4-5406.

CIRCLE THIS AD

Immaculate Shellcourne Exclusive
NHA 5% $66 P.I.T.
Here is a 3-yr-old one-owner quality home on a quiet street. Comprising 5 spacious rooms. Gleaming, bright dinette kit with bar; thru hall; tastefully decorated LR with fireplace; 3 family bedrms; 4-pce bath. Polished oak throughout; auto oil heat; high, bright bsmt; fully fenced with mature lawns and shrubs with seclusion; lawn, patio. Very low heating costs. Near all schools. $6,000 cash.
Full price ... $14,500
Call Edw. C. Clark anytime, EV 2-9145 or (eves) EV 2-8536.

OAKLANDS THREE BEDROOMS

TRADE-IN YOUR HOME AS DOWN PAYMENT
Have you a one-bedroom home? Have you a two-bedroom home? Here is an opportunity to trade in your home as down payment on a three-bedroom home. Three years old. N.H.A. Oil-O-Matic, full basement, drive-in garage, living room with brick fireplace, "L"-shaped dining area and cabinet electric kitchen. Located in the Oaklands-Hillside area on quiet dead end street.
FULL PRICE ... $13,950
Trade in your home as down payment and assume the existing NHA mortgage of $9,000 for the balance, monthly payments only $80, P.I.T. (interest at 5¼%).
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd.
EV 5-6741 24-Hour Service

BY THE SEA

A beautiful ½-acre lot, overlooking Bazin Bay with a cosy 5-room home for 2, two bedrooms, living room, kitchen, utility room, garage, workshop, fish pond, berry bushes, good garden, lots of water, close to highway, store, and beach. Full price ... $8500
Eves, phone Mr. McLeod, GR 5-2001.

RAMSAY REALTY
2428 BEACON AVE.
GR 5-2632

N.H.A. BUILD – NOW

WILL ACCEPT TRADES OR YOUR EQUITY IN ANYTHING. PLEASE CALL ROY GREEN OR S. STEPHENS, TAYLOR SPITTAL LTD., EV 4-9308 OR EV 4-9755, ANYTIME.

BEAUTIFULLY FINISHED NEW home, within walking distance of town. Three bedrooms, through hall, large living room with mahogany finish, kitchen and dinette with front exposure, large bathroom with vanity; utility room; basement with economical G.E. furnace. Fireplace and roughed-in plumbing permit taken for legal basement suite. Full price $16,900, with $4,300 down. EV 2-1471 or EV 5-3023.

4½-ROOM BUNGALOW, NO steps. Garage. $6,950. EV 3-0555.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

$675.00 DOWN Plus LOT $10.50 Per Sq. Ft. AND ALL THESE EXTRAS INCLUDED:

Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Pull-down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

$400 DOWN NO GIMMICKS

Yes, that is your total down payment required for LOT and HOUSE. We can build you an N.H.A. 3-bedroom home with full basement, oil furnace and drive-in garage if you can pay $129 p.m. including taxes for a short period. Large lots available in choice areas.
For full details call Gordon Marshall or Sam Paterson at EV 5-2458.

NEW $880 DOWN

3-BR NHA home with large living room, extra large kitchen, full basement and automatic oil heat.
Full price only ... $13,750
Phone EV 5-2458 for Sam Paterson, EV 5-8592, or Gordon Marshall, GR 9-2725.

LEAVING VICTORIA HAVE TO SELL

This 2-year-old home has large living room, separate dining room, utility off cabinet kitchen, 2 extra large bedrooms, full basement, drive-in garage, HW floors, oil heat.
Full price ... $12,950
Good terms. Call Al Vizard for further information at EV 6-2458 or res. GR 7-3493.

$2750 DOWN

will put you into this brand new Vickery-built 3 bedroom home. This is a large home with a view and all the latest features. JACK MACKAY, EV 5-2458; res, EV 2-9644

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD ST. EV 5-2471

OAK BAY SPECIAL

TAXES $70
Here is an older home with full basement, drive-in garage, forced air heating, insulated and solid as a rock. The plan is through hall. The living room is large. There are two bedrooms or could be used as three. This location is near Oak Bay Junior High School and on a very attractive, clean street surrounded with better than average homes. This can be yours with a down payment of $2,000 and easy monthly payments. Dial EV 2-6787—C. A. James, Office EV 5-2471.

GONZALES SEA VIEW

Here is your opportunity to buy a home in Victoria's finest residential area. The setting is ideal. A larger-than-average lot, beautifully landscaped. These bedrooms and overall floor space exceeds 1,200 sq. ft. Automatic oil hot air heat. To view this magnificent setting and residence, EV 2-6787, C. A. James, or EV 5-2471.

HAVE DUPLEX WILL TRADE

ONLY BECAUSE OF SERIOUS ILL HEALTH IS THIS TOP REVENUE PROPERTY CLOSE TO WILLOWS BEACH NOW AVAILABLE. Vendor will consider offer to buy, but ACTUALLY REQUIRES A CONVENIENT, FOUR-ROOM HOME WITHOUT STEPS. If you have such a property with $3,000 equity or better, PLEASE CALL ME NOW AND LET ME SHOW YOU A REAL OPPORTUNITY.
SACRIFICE AT $12,000
For further information please call John Fidler at EV 5-6741 anytime, Northwestern Securities of Victoria Ltd.

NOW IS THE TIME

To buy lake property. Most lakes are public playgrounds, but for those who prefer quiet, Prospect Lake is tops—good boating, fishing and swimming. Here is a 6-room home nestled in its one acre of park-like landscaped grounds. Good spring water piped into the home. Truly a year-round paradise. Terms.
Full price ... $12,900
By appointment only. Contact J. De Man, EV 4-2402

H. A. HUMBER LTD.
630 View St. EV 2-9161

ESQUIMALT

Three bedrooms, living room, dining area, kitchen, garage; on quiet paved street near Head Street.
FULL PRICE ... $7500
Trade in your home as down payment. This is a bargain.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria, Ltd.
EV 5-6741 24-Hour Service

OPPORTUNITY KNOCKS

Owner leaves town, must sell stucco side-by-side duplex, 4 lovely rooms and bath, garage on each side. Full price only ... $11,000
Terms.
Please call CLIFF STRETCH, EV 5-6741 or EV 3-7436, Northwestern Securities of Victoria Ltd.

1336 ROCKLAND
Brand new, cathedral entrance, 1,800 sq. ft. plus finished basement rumpus room and attached double garage. Has family room and laundry room, 2 bathrooms, 3 fireplaces, also barbecue and patio. Built-in oven and range. All the latest equipment, completely landscaped. $29,500. Phone builder, EV 5-7243.

COSY COMFORT
Modern stucco cottage, 4½ rooms, Heatilator fireplace, spotless, easily maintained, handy to all services. Small garden, excellent soil. Ideal for someone with fixed income. Cash price only $8,200. To view anytime call Mr. Cleary, home EV 4-2505, office EV 3-7174, P. N. Cabeldu Ltd.

SEVEN ROOM REVENUE DUPLEX, Langford; $1,000 down, balance $3,700 at $50 per month. 757 Goldstream. Phone Youbou 532.

GOOD BUY FOR CASH. ILL health forces sale of 4-room house and half acre, good soil. No agents please. GR 8-3073.

150 HOUSES FOR SALE

RITHET Consolidated Ltd.
EST. 1873 706 FORT ST.

3112 QUADRA

Drive by and see this fine older type family home. Excellent revenue possibilities. Has lge entrance hall, LR with nook fireplace, Guest size DR with built-in buffet; elec kitchen with sep. pantry. Beautifully tiled bathrm and 2 bedrms down. Closed stairway to 2nd floor which has 3 lge bedrms and balcony, washrm and sep. shower. F.C. bsmt.
Asking only ... $13,500
MRS. ANDERSON
EV 2-4251 EV 2-1718

OAK BAY JR. HIGH

Just 5 minutes walk from this 8-yr-old 5-rm stucco bungalow, yet it is situated on a quiet crescent. LR and DR with FP and HW floors, elec kit, 2 bedrms. Space for 3rd bedrm in F.C. bsmt. C and W furnace, drain garage. Newly decorated. Poss. 1 week.
$3000 D P
$12,750 F P
TAXES $185
MRS. LAVENDER
EV 2-4251 EV 5-6327

OLYMPIC VIEWS

Hilltop location gives you a fine panorama from the living rm window of this cosy stucco home. Layout includes LR, sep DR, cab kit, 2 bedrms, bsmt. All in fine condition. Mature garden surrounds.
Price ... $10,800
J. MURRAY
EV 2-4251 EV 3-1485

CITY 8 ROOMS

Older home in good quiet district. Clean throughout. Large kitchen has gas range and wood and coal range waiting for you and if you have an electric range just move it in too. The wiring is new. 3 other good rooms down, 4 bedrms and 3-pce bath up. Auto coal shed. HW. Good garden with fruit trees.
Full price only ... $8000
$1,500 down and you can move in. House is vacant. Phone me for the key.
QUEENIE HADDOW
EV 2-4251 EV 4-3923

SHAWNIGAN COFFEE SHOP SUMMER'S COMING

Now's the time to look into this very attractive business which shows steady increase over past 6 years. We invite your inquiries. Facts and figures gladly given and books open to genuine buyers.
Rent $45. F.P. (cash) ... $4800
MRS. LAVENDER
EV 2-4251 EV 5-6327.

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

LOW DOWN PAYMT OAK BAY GOLF COURSE

75 ft. frontage on the fairway, an attractive family home with 4 BRms and double plumbing. An excellent in-law setup or legal duplex which it now is with separate entrances oil heating, garage. Convenient terms at ... $17,900

N.H.A.—N.H.A.

A wide selection of homes, some completed and some under construction, low down pymts, 3 bedrms. All the new features.

CENTRAL PARK

Well arranged up and down, entirely self-contained, full bsmt. Garage, etc. $2,000 handles at ... $8500
Suite available for new owner: EV 5-2481 evenings Mr. Lukey GR 7-2040 Mrs. Elliott EV 3-9893. Mr. Custance EV 3-7930.

OAK BAY
Offers Wanted Re Down Payment, Etc. on New Henderson Road Home

$4000 DOWN?

MAHOGANY PANELLED 32-FT LIV RM, 3 BEDRMS, FINISHED RUMPUS RM, 1½ BATHRMS. VACANT. YOU MUST SEE the opportunity of the year in this sparkling new home to appreciate the value being offered.
Phone me for the address and the pass key if you would like to look on your own.
Larry Rands, EV 3-4117; residence, EV 2-8980
LEACH & SPARKS
1119 Blanshard Street

INVESTORS

DON'T LET THE PRICE FOOL YOU! THIS IS GOOD! In good rental area—ideal for navy personnel. FOUR (4) BEDROOMS, SMART LIVING ROOM, NEAT CABINET KITCHEN, UTILITY, GOOD FURNACE. HOUSE ONLY 15 YEARS OLD. NICE LOT. 1 block to school and bus. Should rent for $70 to $75.
Asking only ... $5795
For further information please call TOM GIBBS at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

$2500 DOWN"
HAMPSHIRE RD
5-room stucco bungalow not too young or too old. Good construction, 1,400 ft, separate garage. Auto heat.

$1000 DOWN

High Quadra, 5 room home, older-type on lovely treed lot. 3 down and 2 up. EXTRA LOT CAN BE BOUGHT ON PACKAGE DEAL, $1,500 or separate. TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

"Sea View" "Ten Mile Point"

"Charm in white stucco"—Move into this 3-bedroom bungalow set among gracious homes. Enjoy a magnificent sea view from the cosy living room. Taxes are low. Oil-O-Matic heat. Excellent terms. Priced to sell. Dial Mrs. V. Roberts at EV 5-8701 or EV 2-1988.
MOREY & JOHNSTONE
3244 Douglas Street.

OAK BAY — FINE 1½-STOREY gabled house on double lot. Treed and very secluded. 7 rooms, hall, 2-piece workroom, 24' living room, separate dining room, nice kitchen. Open stairway to 3 good bedrooms and bath. Oil heat. Recreation room. Definitely has charm. $19,500. Call Mr. Bagshaw, B.C. Land, EV 4-4115 anytime.

3235 ADMIRALS RD. — NEW, 3 bedrooms, full bsmt, pkg oil heat. $2,000 down. Total price $13,600. Don't miss this. Call L. Moilliet, GR 9-2620 or Len Wardle at GR 7-3348; office, EV 5-8704. Frank A. Martin Agencies.

LANSDOWNE AREA. 3 BEDRM rancher, full bsmt, with finished rumpus rm, dble plumb. Landscaped grounds. Near College and Uplands school. Open to offers. Owner, 3363 Henderson Rd.

SMALL HOUSE, OIL GARAGE, clear title, cash. Owner, EV 2-7896.

150 HOUSES FOR SALE

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

MOUNT TOLMIE

$2,275 down payment, N.H.A. 3-bedroom stucco, bungalow on sewer. Oak floors in main rooms and hall. Aluminum windows, 4-pce. Pembroke bath, full cement basement. Oil-O-Matic heat. Electric kitchen. Completely insulated. Drive-in garage, patent garage door. Now ready for occupancy. $13,750
Full price ...
Mr. Bennett, Eves. EV 3-4313

SO CONVENIENT TO TOWN FOR THE PROFESSIONAL MAN

And halfway between the two hospitals for a doctor. This lovely home is completely modern and contains 8 rooms including a fine living room, dining room, den, bedroom, bathroom, kitchen and powder room on the main floor; 2 bedrooms and bathroom upstairs. A large recreation room in the basement and additional plumbing. A wonderful family home ... $26,500
Call H. W. Blenkinsop

ESQUIMALT $10,500 TERMS

A NICE OLDER 6-ROOMED HOME ON QUIET DEAD-END STREET. SEA VIEW. LOVELY GARDEN AND CLOSE TO BUS AND SHOPS.
Living room with fireplace, den with fireplace, large bedroom, kitchen wired for automatic washer and plenty of dining space, 2 extra bedrooms upstairs. 3-piece bath with built-in cupboards, full cement basement with drive-in garage, newly-installed oil packaged heat. Ideal for large family or revenue.
Call Mrs. Strodyk, EV 3-7174, res., EV 2-4653

CITY—CLOSE IN

If you are looking for a modern home in a quiet residential street, you will be charmed with this 2-bedroom bungalow located amongst nice homes in a short cul-de-sac one mile east of the city business centre. Large cabinet electric kitchen, basement with automatic oil heat and drive-in garage. Reasonable terms ... $11,900
To view, call W. F. Gatling, EV 3-7174, res. EV 4-6887.

DEAN HEIGHTS DESIRABLE LOCATION

This attractive and immaculate house comprises 34x18 LR with FP, 10x12 DR, two twin-size bedrooms, all with oak floors. 4-piece tiled bathroom and elec-can kitchen. Full basement, auto oil htg, laundry tubs. W/B panelled garden with patio and green house. Full price ... $14,500
Please call B. F. Gorely, EV 2-6592

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

CITY REVENUE

In good rental area on Burdett Ave. Very substantial older home in good condition. Comfortable 4-rm suite down for owner. 1-2-rm suite and 2-DUK rms up. Full cement basement ... $11,000
Full price
Give me a call for terms.
Bill Felton, EV 2-5104 anytime.

FAMILY-SIZE HOME

Here we have a very exceptional value in a 6-room home in the Jubilee area close to transportation, schools and shops. Lge LR, DR, kit, full basement, new furnace. House in excellent condition and truly a bargain for ONLY ... $8250
Mrs. Lochlan, EV 2-5104 anytime.

COUNTRY ESTATES

Ten minutes from city hall. Well kept family home. Lge LR, picture windows, FP, separate DR, elec kit, 5 bedrms, 2 baths and dressing rm. W-W carpets in LR and master bedrm. Rec rm with FP in basement. OIL HEAT. Surrounded by 10 acres of pasture, park paddocks, patios, lawn and garden with own stream, barn, chicken houses, tractor shed, 2-car garage and 4-rmd cottage. Ideal for country residence or development.
Full price ... $60,000
For further particulars call P. G. Jackson, EV 2-5104 anytime.

FERNWOOD DISTRICT $1000 DOWN

Older home but in good condition. LR, lge kit, utility rm on main floor. 3 bedrms up, lge lot, double garage, newly painted, oil stove, fenced. TV ant. included. Payment $50 per month including interest ... $5200
Good bu